

BILL NO. R-96-11 - 10

CONFIRMING RESOLUTION NO. R- 74 96

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1  
for property commonly known as 2801 Covington Road,  
Fort Wayne, Indiana 46802 (Kelly Box and Packaging  
Corporation)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein; and**

**WHEREAS**, said project will create four full-time, permanent jobs for a total additional annual payroll of \$80,000, with the average new annual job salary being \$20,000 and retain 68 full-time, permanent jobs for a current annual payroll of \$1,638,700, with the average current annual job salary being \$24,098; and

**WHEREAS**, the total estimated project cost is \$1,700,000; and

**WHEREAS**, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

1           **WHEREAS**, if said Resolution involves an area that has already been designated an  
2 allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has  
3 adopted a Resolution approving the designation.

4           **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**  
5 **THE CITY OF FORT WAYNE, INDIANA:**

6           **SECTION 1.** That, the Resolution previously designating the above described property  
7 as an "Economic Revitalization Area" is confirmed in all respects.

8           **SECTION 2.** That, the hereinabove described property is hereby declared an  
9 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
10 effective date of this Resolution and shall terminate on March 1, 1999.

11           **SECTION 3.** That, said designation of the hereinabove described property as an  
12 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate  
13 and personal property for new manufacturing equipment.

14           **SECTION 4.** That, the estimate of the number of individuals that will be employed or  
15 whose employment will be retained and the estimate of the annual salaries of those individuals  
16 and the estimate of redevelopment or rehabilitation and estimate of the value of the new  
17 manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and  
18 are benefits that can be reasonably expected to result from the proposed described installation  
19 of the new manufacturing equipment.

20           **SECTION 5.** The current year approximate tax rates for taxing units within the City  
21 would be:

22           (a) If the proposed development does not occur, the approximate current year tax rates  
23 for this site would be \$8.8982/\$100.  
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1 (b) If the proposed development does occur and no deduction is granted, the  
2 approximate current year tax rate for the site would be \$8.8982/\$100 (the change  
3 would be negligible).

4 (c) If the proposed development occurs, and a deduction percentage of fifty percent  
5 (50%) is assumed, the approximate current year tax rate for the site would be  
6 \$8.8982/\$100 (the change would be negligible).

7 (d) If the proposed new manufacturing equipment is not installed, the approximate  
8 current year tax rates for this site would be \$8.8982/\$100.

9 (e) If the proposed new manufacturing equipment is installed and no deduction is  
10 granted, the approximate current year tax rate for the site would be \$8.8982/\$100  
11 (the change would be negligible).

12 (f) If the proposed new manufacturing equipment is installed and a deduction  
13 percentage of eighty percent (80%) is assumed, the approximate current year tax  
14 rate for the site would be \$8.8982/\$100 (the change would be negligible).

15  
16  
17 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction  
18 from the assessed value of the real property shall be for a period of ten years, and that the  
19 deduction from the assessed value of the new manufacturing equipment shall be for a period of  
20 five years.

21  
22 **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be  
23 reasonably expected to result from the project and are sufficient to justify the applicable  
24 deductions.

25 **SECTION 8.** For new manufacturing equipment, a deduction application must contain  
26 a performance report showing the extent to which there has been compliance with the  
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Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing.

This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Department of Economic Development and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

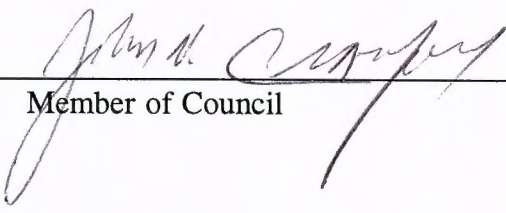
**SECTION 10.** The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

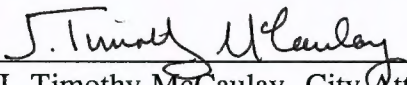
**SECTION 11.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



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Member of Council

APPROVED AS TO FORM A LEGALITY

  
J. Timothy McCaulay, City Attorney

## FORT WAYNE, INDIANA

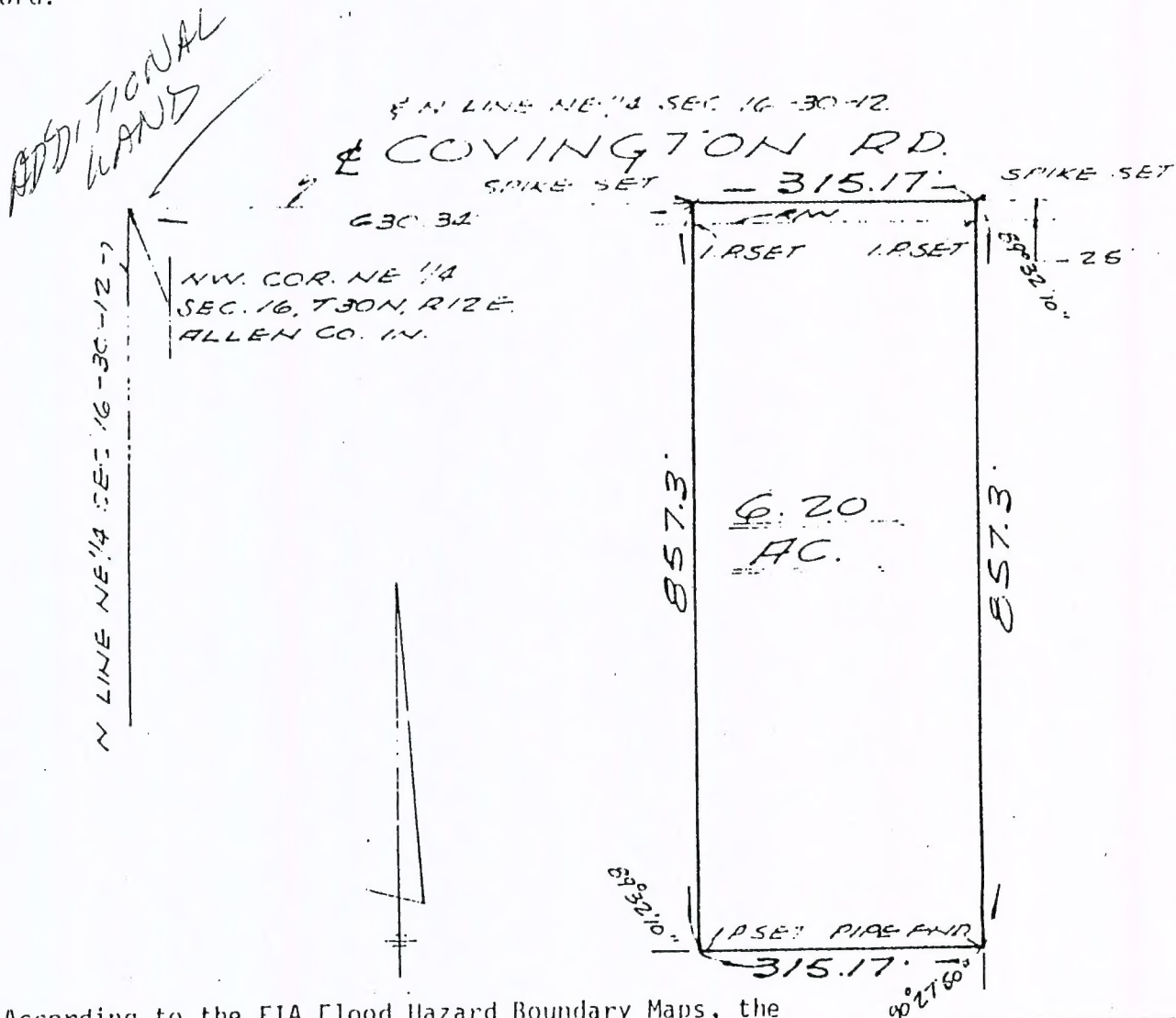
EXHIBIT A

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and ascribed below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the Northeast Quarter of Section 16, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at a point on the North line of the Northeast Quarter of Section 16, Township 30 North, Range 12 East, said point being 630.34 feet East of the NW corner of said  $\frac{1}{4}$  section; thence East along the North line of said  $\frac{1}{4}$  section, 315.17 feet; thence South with a deflection angle right of 89 degr. 32 min. 10 sec. and parallel to the West line of said  $\frac{1}{4}$  section, a distance of 857.3 feet; thence West with a deflection angle right of 90 degr. 27 min. 50 sec. and parallel to the North line of said  $\frac{1}{4}$  section, a distance of 315.17 feet; thence North with a deflection angle right of 89 degr. 32 min. 10 sec. and parallel to the West line of said  $\frac{1}{4}$  section, a distance of 857.3 feet to the place of beginning, containing 6.20 acres and subject to all rights of way and easements of record.



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is located in a flood hazard area.



1" = 200'  
10-31-78

# EXHIBIT A

## IDENTIFICATION OF PROPERTY RIGHTS APPRAISED

The real estate which is the subject of this appraisal is located at 2801 Covington Road, Fort Wayne, Indiana.

The property rights appraised were all those rights included in ownership of the fee simple title to this property, assuming said property to be free and clear of any existing encumbrances.

## LEGAL DESCRIPTION

*ORIGINAL*

The West 5 acres of the north 6.20 acres west of the railroad, located in the northwest quarter of the northeast quarter, Section 16, Township 30, Range 12 East, Wayne Township, Allen County, Indiana.

## DESCRIPTION OF IMPROVEMENTS

Existing building is concrete and steel construction and has three sections. #1 60 x 134 = 10,720 sq. ft. #2 60 x 142 = 8,520 sq. ft. #3 65 x 100 = 6,500 sq. ft. Total existing = 25,740 sq. ft. Approximately 2,000 sq. ft. is used for office space and the remainder is used for manufacturing and warehousing. Gas forced air furnace heats and cools office area, while overhead gas heaters service remaining building. Outside dock is approximately 4,380 sq. ft. with eight overhead truck doors.

The proposed new section at rear of existing building is 80 x 135 = 12,200 sq. ft. Butler steel building (widespan structure); exterior steel doors; two 16 x 12 insulated overhead doors; insulated walls, 6" fiberglass roof; 200 amp electrical service; concrete floor; new loading dock 2,000 sq. ft. with 4' x 40' overhang.

## METHODS EMPLOYED

In the course of this appraisal, your appraiser gave consideration to these methods of determining value: Income and Expense Analysis; Cost Approach; Mortgage Equity Method and Cash Flow Method.



Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on November Tuesday, the 26th day of  
November, 1996, at 3:30 o'clock  
P.M., E.S.T.

DATED: 11-12-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 11-26-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) 74-96  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-96-110  
on the 26th day of November, 1996

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

DDS  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 27th day of November, 1996,  
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 22 day of December,  
1996, at the hour of 3:45 o'clock P, M., E.S.T.

PAUL HETMKE  
PAUL HETMKE, MAYOR



Adm. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE \_\_\_\_\_ Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE \_\_\_\_\_ Department of Economic Development

SYNOPSIS OF ORDINANCE This is to confirm the approval of an Economic  
Revitalization Area for real and personal property improvements in the amount of \$1,700,000 for  
Kelly Box and Packaging. In order to expand, Kelly Box and Packaging will build an additional  
12,000 square foot to its existing warehouse. They will also purchase additional equipment.

EFFECT OF PASSAGE Creation of four new jobs with benefits, as well as the retention of 68  
full-time jobs. Tax savings will be used to offset training wages and new equipment tooling  
costs.

EFFECT OF NON-PASSAGE Loss of four additional jobs and tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No public expenditures.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-11-10

REPORT OF THE COMMITTEE ON  
FINANCE

THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) confirming resolution  
"Economic Revitalization Area" 2801 Covington Rd - (Kelly Box  
and Packaging Corporation)

HAVE HAD SAID (~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) XXXXXXXXXX (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John N. Crawford

Thomas C. Henry

Robert Carver

John N. Crawford

Thomas C. Henry

Robert Carver

John N. Crawford

Thomas C. Henry

DATED: 11-26-96

Sandra E. Kennedy  
City Clerk





## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

November 13, 1996

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of November 16, 1996, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

R-96-11-09 & R-96-11-10  
R-96-11-11 & R-96-11-12  
R-96-11-13 & R-96-11-14  
R-96-11-15 & R-96-11-16  
R-96-11-17 & R-96-11-18  
R-96-11-19 & R-96-11-20

Economic Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-96-11-09 AND R-96-11-10)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-12-96,  
DATE  
DESIGNATING PROPERTY AT 2801 Covington Road, Fort Wayne, Indiana 46802  
(Kelly Box and Packaging Corporation)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED  
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER  
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND  
CONFIRMED OR RESCINDED ON Tuesday, November 26, 1996, at 5:30 o'clock  
DATE, TIME & PLACE  
P.M., in the Common Council Conference Room 128, City-County Building,  
1st Floor, One Main Street, Fort Wayne, Indiana

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)  
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD  
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN  
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND  
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"  
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY  
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE  
MEETING.

SANDRA E. KENNEDY  
CITY CLERK



FW COMMON COUNCIL

(Governmental Unit)

ALLEN

County, Indiana

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

43 lines, 1 columns wide equals 43 equivalent lines  
at .346 cents per line

\$ 14.88

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 15.88

## DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: NOV 16, 19 96

Title:

Julie L Smith  
Clerk

## PUBLISHER'S AFFIDAVIT

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-96-11-09 AND R-96-11-10)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a resolution on 11-12-96, designating property at 2801 Covington Road, Fort Wayne, Indiana 46802 (Kelly Box and Packaging Corporation)

An Economic Revitalization area. A description of the affected area can be inspected in the county assessor's office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 26, 1996, at 5:30 o'clock p.m., in the Common Council Conference Room 128, City-County Building, 1st Floor, One Main Street, Fort Wayne, Indiana

If confirmed, said designating shall continue for one (1) year after confirmation.

All interest persons are invited to attend and be heard at the public hearing.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH THE STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY (219) 427- 1200. AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY  
CITY CLERK  
#313576

11-16

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/ she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

11-16-96Subscribed and sworn to before me this 16th day of NOV, 19 96.Mary L Schneider  
Notary Public

MARY L SCHNEIDER

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

MY COMMISSION EXP JUNE 14, 1997

My commission expires:



FR COMMON COUNCIL

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

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Tail -- number of lines

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\$ 14.88

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Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 15.88

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: NOV 15, 19 96

Title: Clerk

PUBLISHER'S AFFIDAVIT

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-96-11-09 AND R-96-11-10)  
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SANDRA E. KENNEDY  
CITY CLERK  
#313576

11-16

State of Indiana )  
) ss:  
Allen County )

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11-16-96

Subscribed and sworn to before me this 16th day of NOV, 19 96.

Mary L Schneider  
Notary Public

My commission expires:

MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14, 1997